

# PUBLIC HEARING AGENDA



## Planning & Zoning Commission

**T U E S D A Y  
MAY 25, 2004**

**REVISED**

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

**PRE-SESSION - begins at 6:00 p.m. – Tempe City Council Chambers (Garden Level), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.**

- Review of proposed Consent Agenda
- Review of past and future applications with staff

**PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.**

Consideration of Minutes.

1. **PLANNED DEVELOPMENT (0406)** Request by **SHRIMPION PLAZA I & II** (Stuart Shrimpton, property owner), **#SBD-2004.28** for a Preliminary and Final Subdivision Plat consisting of two (2) lots on 4.26 net acres, located at 1901 East 5<sup>th</sup> Street.

2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **MILLSTONE TOWNHOMES** (Barton Homes, LLC, Patrick Barker, property owner), located at 330 South Farmer Avenue, including the following:

**#ZON-2004.01 Ordinance 808.2004.01** for a zoning change from R-3, Multi-Family Residential Limited to R1-PAD, Single Family Residential on 2.8 gross acres.

**#SPD-2004.07** for a Preliminary and Final Planned Area Development (PAD) consisting of 50, 3-story, two and three bedroom townhomes (42, 3-bedroom and 8, 2-bedroom, totaling 90,360 s.f.) on 2.48 net acres.

**#SBD-2004.08** for an Amended Final Subdivision Plat consisting of 50 lots and four (4) tracts on 2.48 net acres.  
**Note: Continued from the May 11, 2004 public hearing.**

3. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the April 27, 2004 public hearing.**

**POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.**